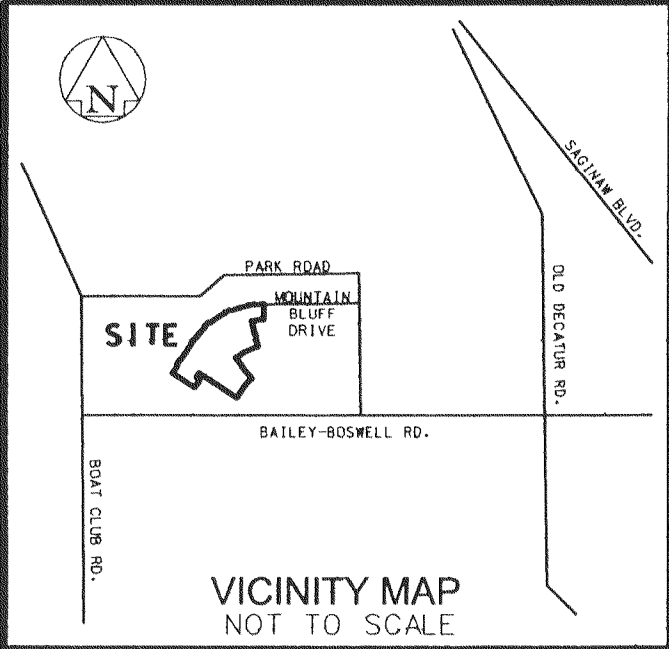


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STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX HOMES IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEGING A TRACT OF LAND SITUATED IN THE G.T. WALTERS SURVEY, ABSTRACT NUMBER 1696, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO CENTEX HOMES TEXAS, AS RECORDED IN COUNTY CLERK'S FILING NUMBER D205313853, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE WESTERLY CORNER OF LOT 1, BLOCK J, THE PARKS AT BOAT CLUB, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN CABINET A, SLIDE 11377, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEING IN THE NORTH LINE OF SAID THE PARKS AT BOAT CLUB, AND BEING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MISTY BREEZE DRIVE (A 50 FOOT RIGHT-OF-WAY);

THENCE WITH SAID NORTH LINE THE FOLLOWING BEARINGS AND DISTANCES:

N 56°58'34"W, 470.91 FEET WITH SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 33°01'28"W, 50.00 FEET DEPARTING SAID RIGHT-OF-WAY LINE TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MISTY BREEZE DRIVE AND A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 56°58'33"E, 35.91 FEET WITH SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 1°58'33"E, 14.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PUERTO VISTA DRIVE (A 50 FOOT RIGHT-OF-WAY);

S 33°01'28"W, 92.39 FEET WITH SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 56°57'17"W, 279.52 FEET DEPARTING SAID RIGHT-OF-WAY LINE AND SAID NORTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 33°01'27"E, 92.29 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 1°57'55"W, 14.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 33°01'27"E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 78°02'05"E, 14.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 33°01'27"E, 190.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 1°57'55"W, 14.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 33°38'20"E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 79°11'50"E, 14.44 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 166.52 FEET, THROUGH A CENTRAL ANGLE OF 10°50'31", HAVING A RADIUS OF 880.00 FEET, THE LONG CHORD WHICH BEARS N 41°08'27"E, 166.27 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 02°48'35"E, 14.38 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 48°48'28"E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 85°14'49"E, 14.40 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 166.52 FEET, THROUGH A CENTRAL ANGLE OF 12°08'39", HAVING A RADIUS OF 880.00 FEET, THE LONG CHORD WHICH BEARS N 57°09'34"E, 166.17 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 19°31'14"E, 14.38 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 65°30'39"E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 68°32'10"E, 14.39 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 166.29 FEET, THROUGH A CENTRAL ANGLE OF 12°07'45", HAVING A RADIUS OF 880.00 FEET, THE LONG CHORD WHICH BEARS N 73°51'17"E, 165.94 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 36°13'03"E, 14.39 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 82°11'58"E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 51°50'20"E, 14.39 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 79.77 FEET, THROUGH A CENTRAL ANGLE OF 05°11'37", HAVING A RADIUS OF 880.00 FEET, THE LONG CHORD WHICH BEARS N 87°04'30"E, 79.74 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 89°40'19"E, 11.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE WEST LINE OF THE PARKS AT BOAT CLUB, PHASE 3A, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN CABINET A, SLIDE 11979, SAID PLAT RECORDS;

THENCE WITH THE WEST LINE OF SAID PHASE 3A THE FOLLOWING COURSES AND DISTANCES:

S 00°21'57"E, 165.77 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 89°19'27"W, 50.48 FEET TO A 1/2 INCH IRON ROD FOUND;

S 79°40'17"W, 81.60 FEET TO A 1/2 INCH IRON ROD FOUND;

S 14°35'18"E, 142.41 FEET TO A PK NAIL SET, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 4.31 FEET, THROUGH A CENTRAL ANGLE OF 00°19'45", HAVING A RADIUS OF 750.00 FEET, THE LONG CHORD WHICH BEARS N 75°34'35"E, 4.31 FEET, TO A PK NAIL SET;

S 14°15'33"E, 132.02 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 75°44'27"W, 50.08 FEET TO A 1/2 INCH IRON ROD FOUND;

S 66°28'44"W, 100.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 57°13'00"W, 100.12 FEET TO A 1/2 INCH IRON ROD FOUND;

S 47°57'16"W, 12.83 FEET TO A 1/2 INCH IRON ROD FOUND;

S 38°42'45"E, 114.75 FEET TO A 1/2 INCH IRON ROD FOUND, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 4.83 FEET, THROUGH A CENTRAL ANGLE OF 00°31'36", HAVING A RADIUS OF 525.00 FEET, THE LONG CHORD WHICH BEARS S 51°02'25"W, 4.83 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 39°14'23"E, 158.44 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE AFOREMENTIONED NORTH LINE OF THE PARKS AT BOAT CLUB;

THENCE WITH SAID NORTH LINE THE FOLLOWING BEARINGS AND DISTANCES:

S 52°03'44"W, 28.58 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 42°18'13"W, 71.54 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 33°01'32"W, 155.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 493,632 SQUARE FEET, OR 11.332 ACRES OF LAND MORE OR LESS TO BE KNOWN AS:

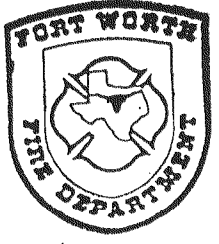
THE PARKS AT BOAT CLUB

LOTS 32-36, BLOCK J; LOTS 8-25, BLOCK 4; LOTS 7-39, BLOCK 5; AND LOTS 1-3, BLOCK 6.

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DERIVED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

CENTEX HOMES,
A NEVADA GENERAL PARTNERSHIP
BY: CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION
ITS MANAGING GENERAL PARTNER
BY: *[Signature]*
NAME: CLINT VINCENT
TITLE: DIVISION VICE PRESIDENT OF LAND DEVELOPMENT
DATE: 3-19, 2013

STATE OF TEXAS
COUNTY OF
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CLINT VINCENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF March, 2013.
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 3/8/14



STACY A. JEANES
Notary Public, State of Texas
My Commission Expires March 08, 2014

CERTIFICATION
I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN MARCH 2013, AND THAT ALL CORNERS ARE AS SHOWN.
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4940
DATED: MARCH 19, 2013



PP NO. 005-068
FP NO. 012-042

THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER: 0213070497

CURVE TABLE		LINE TABLE		LAND USE TABLE		LOT TABULATION		LEGEND	
NO.	DELTA	LENGTH	RADIUS	BEARING	DISTANCE	NO.	BEARING	DIST.	
C1	56°38'53"	840.39'	850.00'	N 61°20'52"E	806.58'	L1	S33°01'28"W	50.00'	BL BUILDING LINE
C2	42°23'17"	554.86'	750.00'	N 54°13'04"E	542.29'	L2	S56°58'33"E	35.91'	UE UTILITY EASEMENT
C3	17°44'11"	154.78'	500.00'	N 41°53'32"E	154.16'	L3	S11°58'33"E	14.14'	IRS IRON ROD SET
						L4	N11°57'55"W	14.14'	IRF IRON ROD FOUND
						L5	N78°02'05"E	14.14'	
						L6	N11°57'55"W	14.14'	
						L7	N79°11'50"E	14.44'	
						L8	N02°48'35"E	14.38'	
						L9	S85°14'49"E	14.40'	
						L10	N19°31'14"E	14.38'	
						L11	S68°32'10"E	14.39'	
						L12	N36°13'03"E	14.39'	
						L13	S51°50'20"E	14.39'	
						L14	N11°58'34"W	14.14'	
						L15	N78°01'26"W	14.14'	
						L16	N11°58'34"W	14.14'	
						L17	N78°01'26"W	14.14'	
						L18	N11°58'34"W	14.14'	
						L19	S78°01'26"W	14.14'	

RESIDENTIAL	8.213 ACRES
RIGHT-OF-WAY	3.119 ACRES
TOTAL	11.332 ACRES

BLOCK J	5 LOTS
BLOCK 4	18 LOTS
BLOCK 5	33 LOTS
BLOCK 6	3 LOTS
TOTAL	59 LOTS

BL	BUILDING LINE
UE	UTILITY EASEMENT
IRS	IRON ROD SET
IRF	IRON ROD FOUND

G. T. WALTERS SURVEY
ABSTRACT NO. 1696

CENTEX HOMES
CCF# D205313853
C.R.T.C.T.

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CCF# D205313853
C.R.T.C.T.

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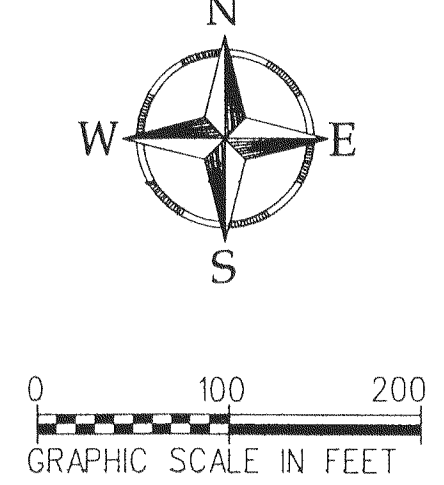
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TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4940
DATED: MARCH 19, 2013



PP NO. 005-068
FP NO. 012-042

THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER: 0213070497

OWNER/DEVELOPER
CENTEX HOMES
4800 REGENT BLVD, SUITE 100
IRVING, TEXAS 75063
(972) 304-2800



NOTES:
WATER/WASTEWATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

TRANSPORTATION IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

UTILITY EASEMENTS
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

SITE DRAINAGE STUDY
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

FLOOD PLAN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS, IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

FLOODPLAIN/ DRAINAGE-WAY MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT, OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN THE PLAT.

PRIVATE COMMON AREAS AND FACILITIES
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES/RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/CLUBHOUSE/EXERCISE/ BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

BUILDING PERMITS
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAINAGE, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

CONSTRUCTION PROHIBITED OVER EASEMENTS
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

SIDEWALKS
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.

PARKWAY PERMIT
PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS & DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

ALL IRON RODS SET ARE 5/8" IRON RODS WITH YELLOW CAP STAMPED "PELOTON".

FLOODPLAIN
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 48439C0045K, DATED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY LIES IN "OTHER AREAS" ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BUILDING RESTRICTIONS
BUILDERS ARE LIMITED TO SINGLE STORY HOUSES FOR BUILDING PADS AT AN ELEVATION 830'. SINGLE OR TWO STORY HOUSES ARE ALLOWED FOR BUILDING PAD ELEVATIONS LESS THAN 830'. BUILDING PAD ELEVATIONS HIGHER THAN 830' NS IV PRESSURE PLAN WATERLINE WILL BE REQUIRED.

TRANSPORTATION IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

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NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS, IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

FLOODPLAIN/ DRAINAGE-WAY MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT, OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN THE PLAT.

PRIVATE COMMON AREAS AND FACILITIES
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES/RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/CLUBHOUSE/EXERCISE/ BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

BUILDING PERMITS
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAINAGE, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

CONSTRUCTION PROHIBITED OVER EASEMENTS
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

SIDEWALKS
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.

PARKWAY PERMIT
PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS & DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

ALL IRON RODS SET ARE 5/8" IRON RODS WITH YELLOW CAP STAMPED "PELOTON".

FLOODPLAIN
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 48439C0045K, DATED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY LIES IN "OTHER AREAS" ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BUILDING RESTRICTIONS
BUILDERS ARE LIMITED TO SINGLE STORY HOUSES FOR BUILDING PADS AT AN ELEVATION 830'. SINGLE OR TWO STORY HOUSES ARE ALLOWED FOR BUILDING PAD ELEVATIONS LESS THAN 830'. BUILDING PAD ELEVATIONS HIGHER THAN 830' NS IV PRESSURE PLAN WATERLINE WILL BE REQUIRED.

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LOTS

FP12-042

A FINAL PLAT OF
LOTS 32-36, BLOCK J; LOTS 8-25, BLOCK 4; LOTS 7-39, BLOCK 5
& LOTS 1-3, BLOCK 6
THE PARKS AT BOAT CLUB
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
SITUATED IN THE G.T. WALTERS SURVEY, ABSTRACT NUMBER 1696,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

LAKEPOINTE
PHASE III

PLT12001	DLF	TAB	8-20-2012	REVISIONS:
JOB #:	DRAWN BY:	CHECKED BY:	DATE:	
2013 MAR 28 PM 3:50	HARRY JONES	BARBARA	COUNTY CLERK	
FILED				
TARRANT COUNTY TEXAS				
PELOTON				
SNOITULUOY				
AND SOLID LAND				
SHEET 1 OF 1 SHEETS				